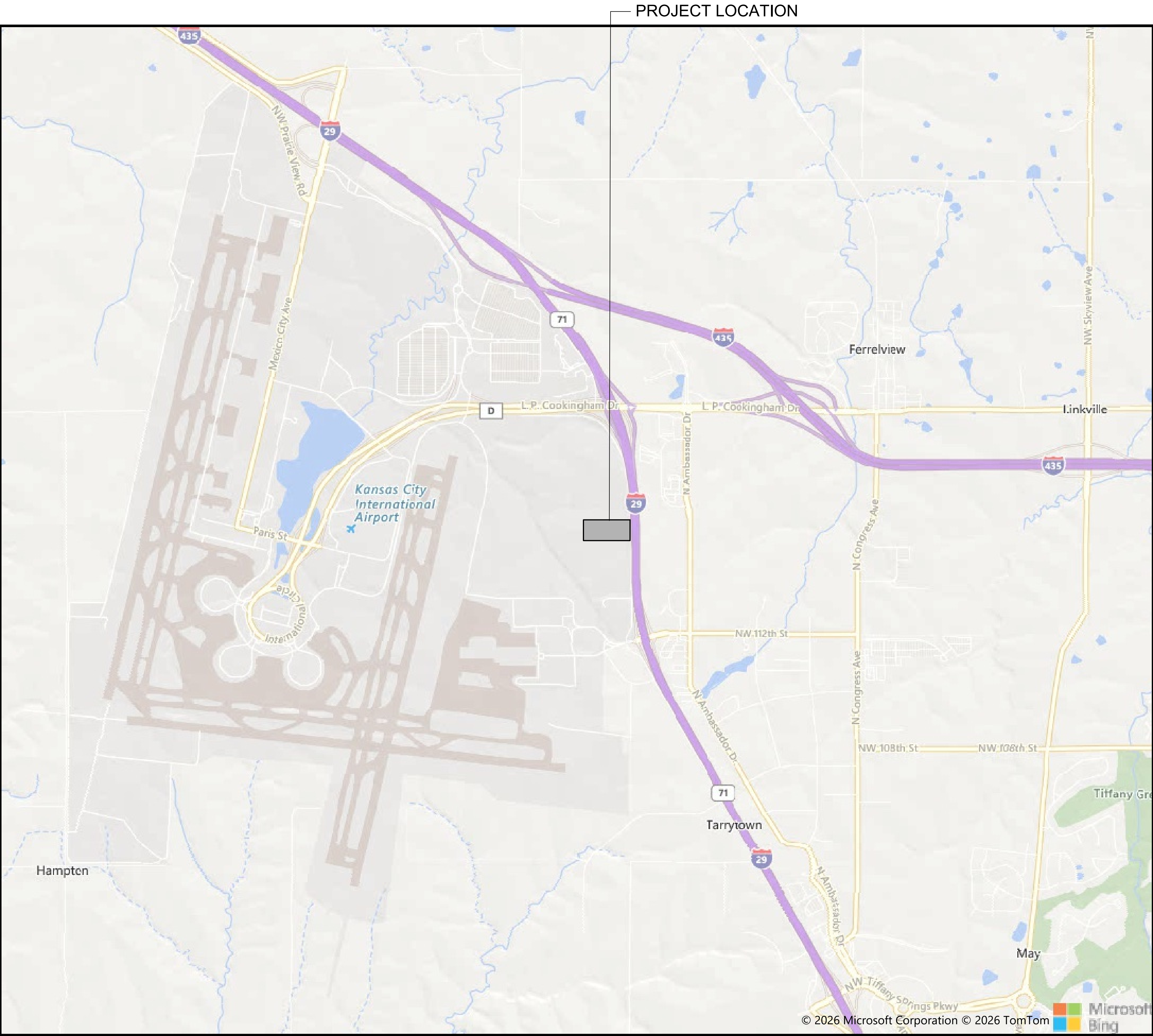
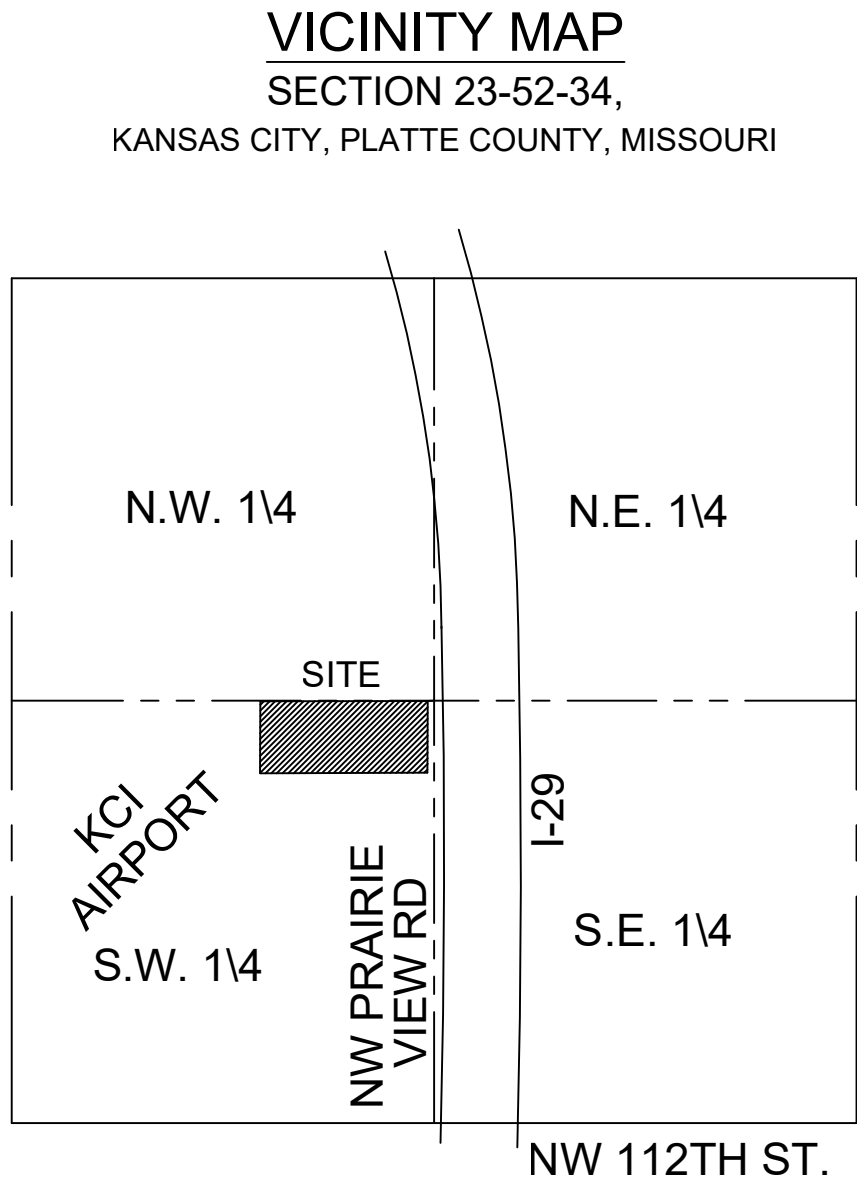
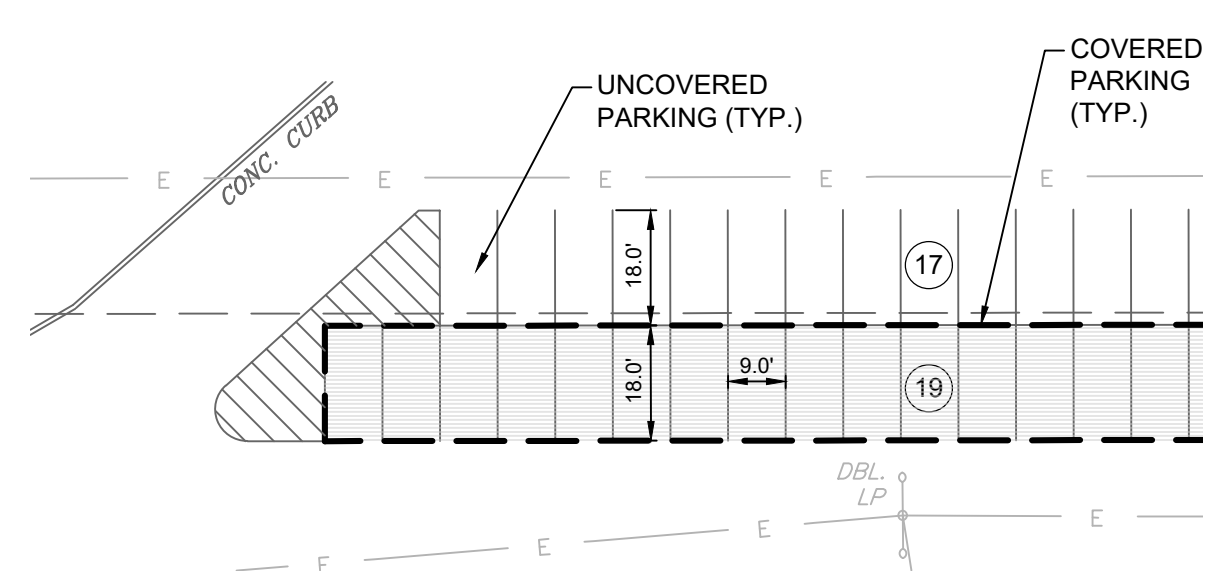
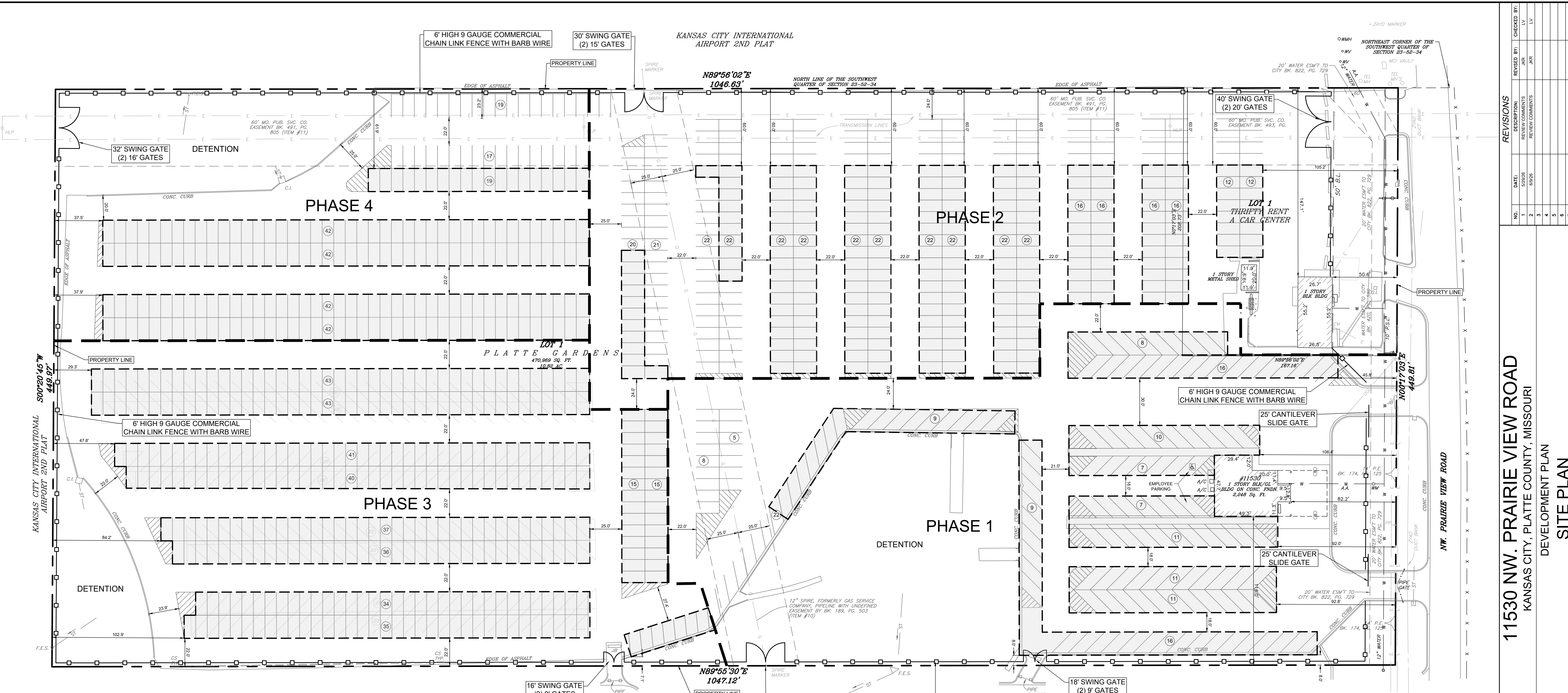


11530 NW. PRAIRIE VIEW ROAD

DEVELOPMENT PLAN

A DEVELOPMENT IN
KANSAS CITY, PLATTE COUNTY, MISSOURI
SEC. 23-52-34





TYPICAL STALL DETAIL
SCALE: 1"=30'

PHASING DATA:

- PHASE 1 - 2026-2028
- PHASE 2 - 2026-2030
- PHASE 3 - 2027-2035
- PHASE 4 - 2027-2040

PARKING STORAGE DATA:

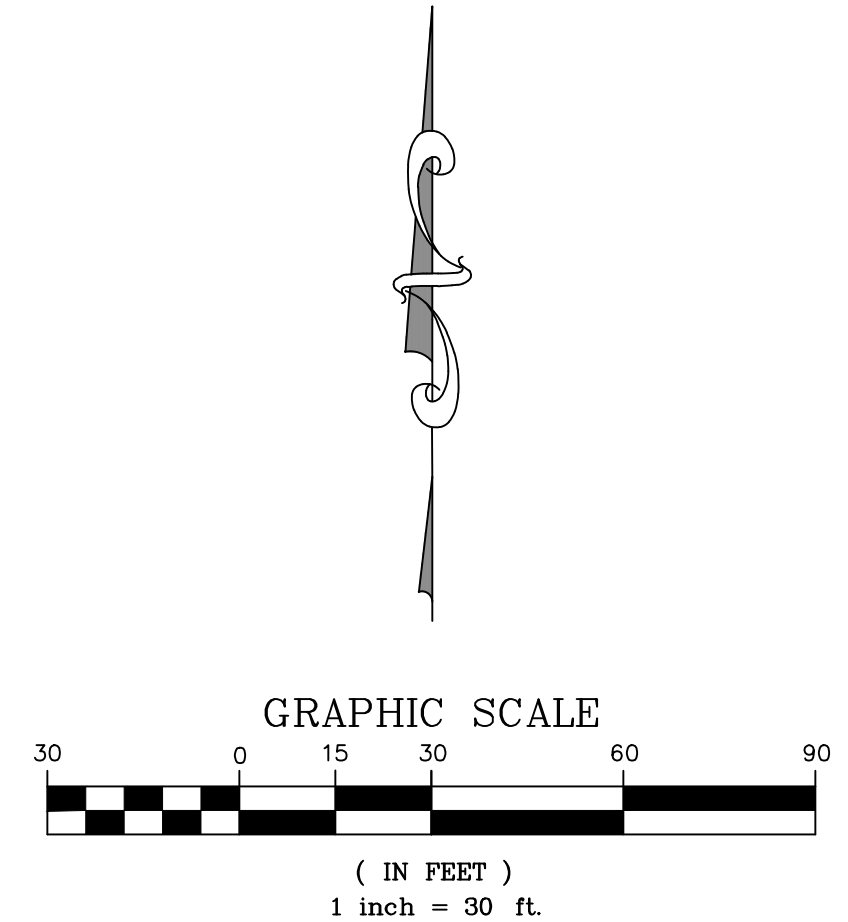
- PROPOSED PARKING STALLS (UNCOVERED) - 178
- PROPOSED PARKING STALLS (COVERED) - 886
- TOTAL - 1064

PARKING DATA	Required	Proposed
Parking Stalls	1 per 4 employees / 1	2 (*)
(*) 1 ADA Stall & 1 Standard Stall		
Total Employees - 4		



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00064** on **06/17/2026**

Sara Gabriel
Sara Gabriel, FAICP
Secretary of the City Plan Commission



REVISIONS

NO.	DATE	DESCRIPTION	REVISION	CHECKED BY
1	08/08	REVISED	LY	ARR
2	09/08	REVISED	ARR	
3		REVISED		
4		REVISED		
5		REVISED		
6		REVISED		
7		REVISED		

11530 NW. PRAIRIE VIEW ROAD
KANSAS CITY, PLATTE COUNTY, MISSOURI

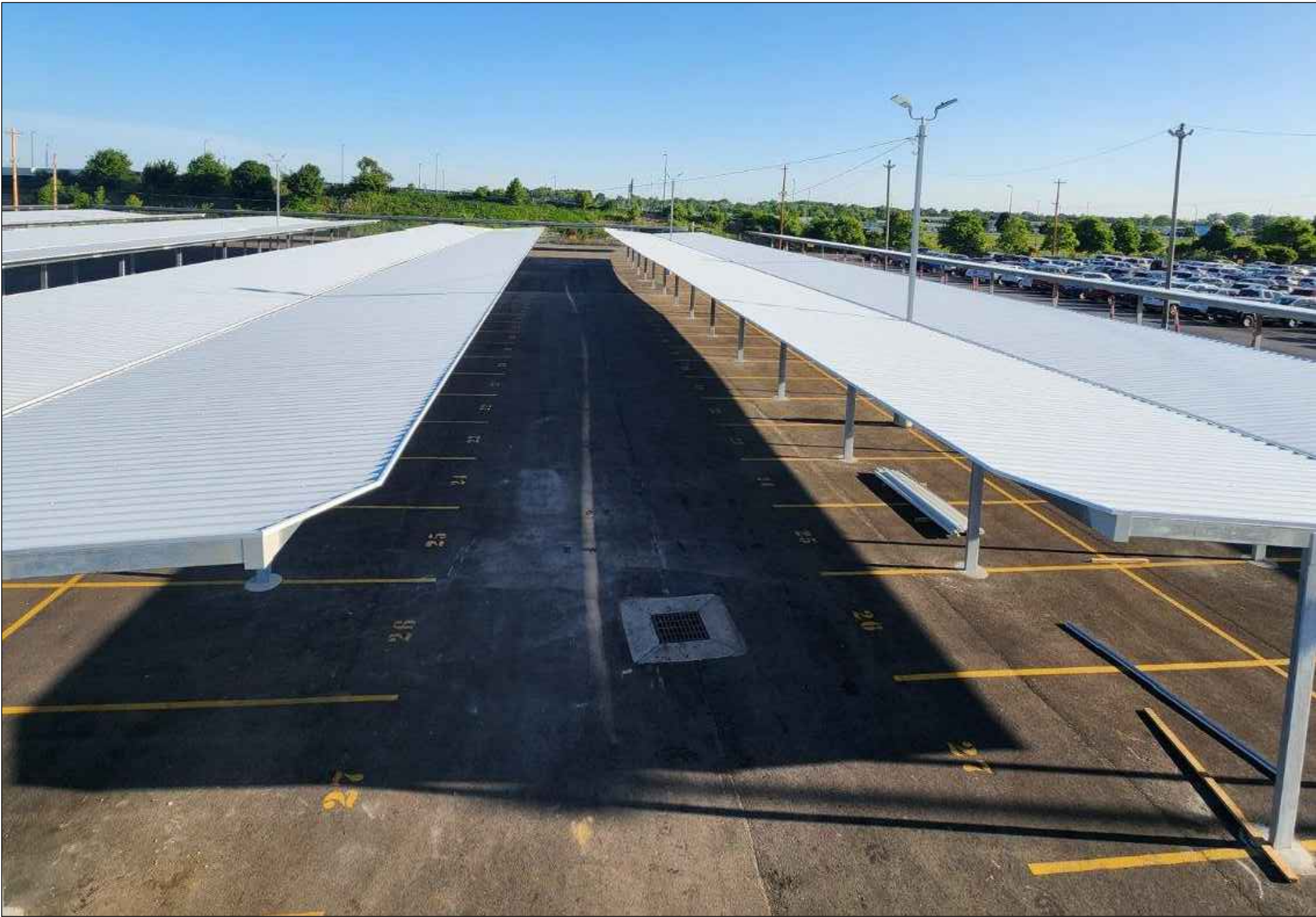
DEVELOPMENT PLAN
SITE PLAN

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING
R.L. BUFORD & ASSOCIATES, LLC
rob@rbuford.com

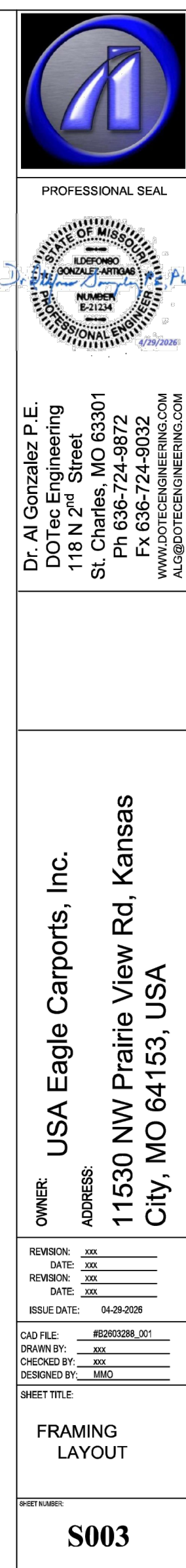
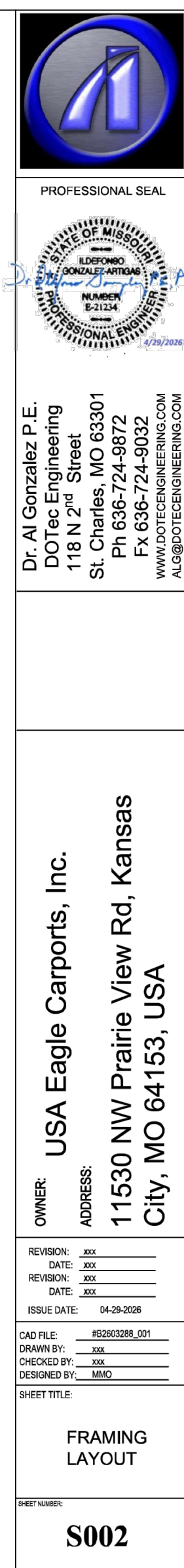
P.O. BOX 14085, PARKVILLE, MO. 64152 (816) 741-6152
SHEET NO. P-26014
DATE 02-25-25
FOR PARKING EXPERT KC, LLC

DATE 02-25-25
CHECKED BY LY
DRAWN BY ARR

SHEET NO. **C2**



REVISIONS		DATE	REVISION	CHECKED BY
NO.	DESCRIPTION	DATE	REVISION	CHECKED BY
1	REVISED COMMENTS	06/26	JAR	LY
2				
3				
4				
5				
6				
7				



111530 NW, PRAIRIE VIEW ROAD KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS				
NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	6/2/28	REVIEW COMMENTS	JWR	L.V
2				
3				
4				
5				
6				
7				

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

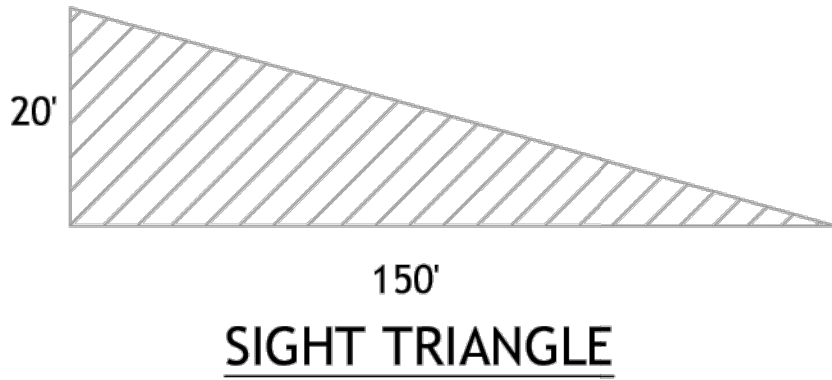
LANDSCAPE DATA:		REQUIRED	PROVIDED
PRAIRIE VIEW RD	449'		
1 TREES PER 30'		15	15

NOTE:
LANDSCAPING SHALL BE INSTALLED WITH PHASE 4.

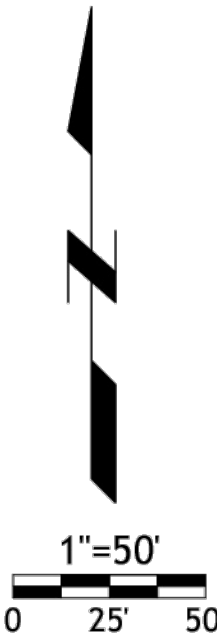
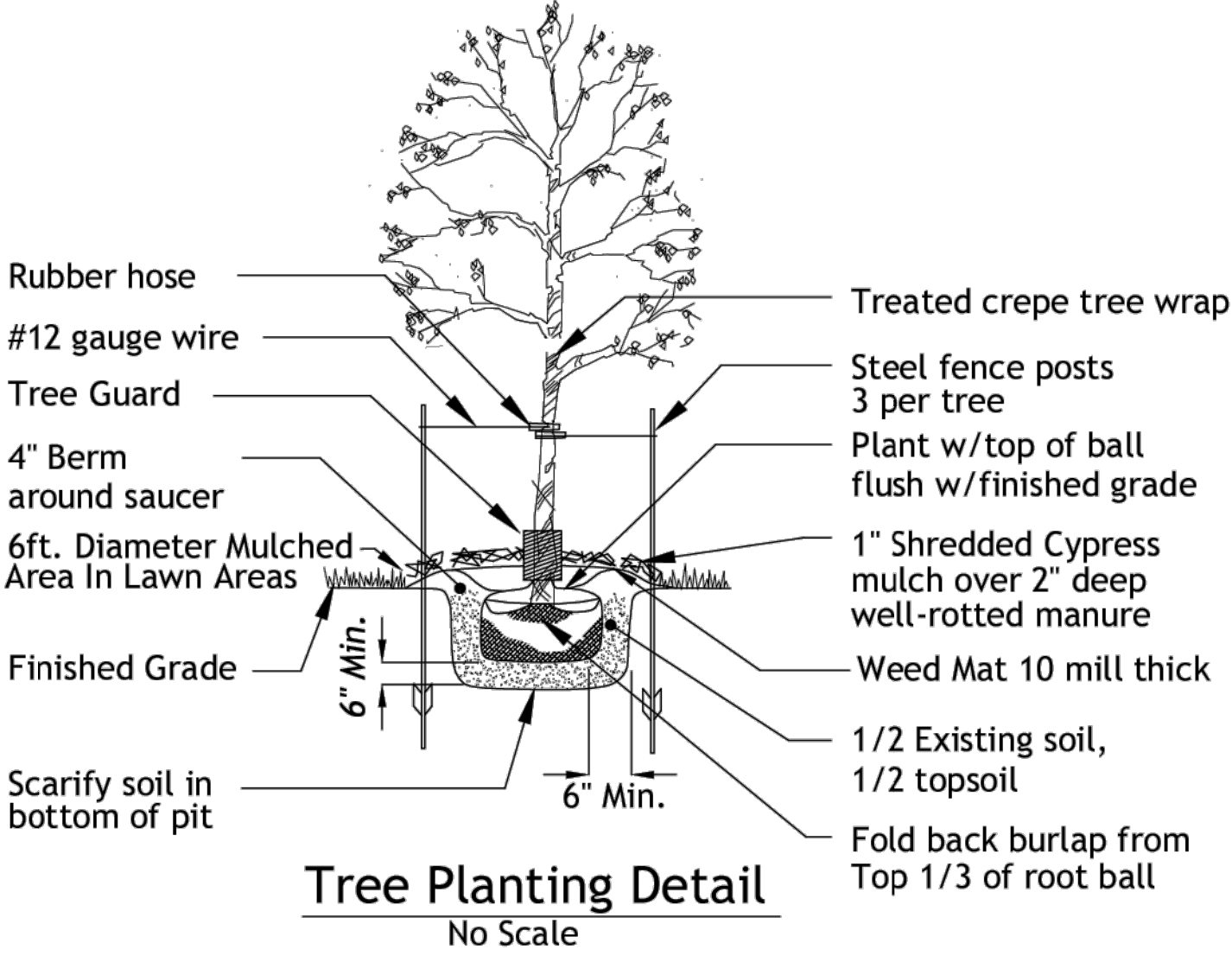


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Sara Gabriel
Sara Gabriel, FASCP
Secretary of the City Plan Commission



Tree List Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	8	Eastern Redbud	Cercis canadensis	1 1/2"cal	BB	As Shown
	7	White Fringetree	Chionanthus virginicus	1 1/2"cal	BB	As Shown



DATE: 3-30-26

PARKING EXPERT
KANSAS CITY, MO

LANDSCAPE PLAN

OCHS LAND PLANNING
533 LAKE FOREST
BONNER SPRINGS, KS 66012
913-961-6578 garrettochs@gmail.com

SHEET L1

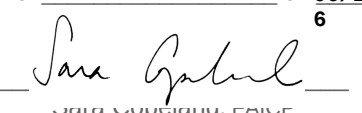


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6



SARA WILLIAMS, FAS

Secretary of the City Plan Commission

Scale: 1 inch= 100 Ft.

DESIGN NOTES:

- 1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS & LUMINAIRE SCHEDULE
- 2. MEASUREMENTS TAKEN AT: GRADE
- 3. SURFACE REFLECTANCE: 0.2

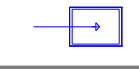
Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design,as approved by others.

Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

LIGHTING DETAILS:

Luminaire Schedule									
Label	Symbol	Qty	LLF	Arrangement	[MANUFAC]	Description	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
B		256	0.900	Single	LED DIRECT	CPS-60W CW	59.1	8312	8
P- Triple		1	0.900	GROUP	LED DIRECT	3 x T60D-300W CW	892.5	127467	25
P1		4	0.900	Single	LED DIRECT	T60D-300W CW	297.5	42489	25
P3		5	0.900	GROUP	LED DIRECT	3 x T60D-300W CW	892.5	127467	25
W3		9	0.900	Single	LED DIRECT	TWP1-PS80-FCCT 60W	59.04	9271	8

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
BEYON PROPERTY LINE NORTH	Illuminance	Fc	0.26	1.6	0.0	N.A.	N.A.	0
CANOPY 1	Illuminance	Fc	12.96	29.3	4.4	2.95	6.66	0
CANOPY 10	Illuminance	Fc	9.73	20.8	2.3	4.23	9.04	0
CANOPY 11	Illuminance	Fc	8.80	25.9	2.5	3.52	10.36	0
CANOPY 12	Illuminance	Fc	8.74	27.4	2.1	4.16	13.05	0
CANOPY 13	Illuminance	Fc	11.03	24.9	4.2	2.63	5.93	0
CANOPY 14	Illuminance	Fc	6.75	20.1	1.5	4.50	13.40	0
CANOPY 15	Illuminance	Fc	7.64	18.7	1.7	4.49	11.00	0
CANOPY 16	Illuminance	Fc	6.80	21.7	1.6	4.25	13.56	0
CANOPY 17	Illuminance	Fc	7.94	20.0	1.6	4.96	12.50	0
CANOPY 18	Illuminance	Fc	10.99	21.2	3.9	2.82	5.44	0
CANOPY 19	Illuminance	Fc	11.74	26.3	3.0	3.91	8.77	0
CANOPY 2	Illuminance	Fc	11.67	17.4	4.6	2.54	3.78	0
CANOPY 20	Illuminance	Fc	11.66	29.5	2.2	5.30	13.41	0
CANOPY 21	Illuminance	Fc	11.65	26.5	2.1	5.55	12.62	0
CANOPY 22	Illuminance	Fc	11.71	29.3	3.0	3.90	9.77	0
CANOPY 23	Illuminance	Fc	11.92	29.5	4.3	2.77	6.86	0
CANOPY 24	Illuminance	Fc	12.21	30.8	4.3	2.84	7.16	0
CANOPY 25	Illuminance	Fc	8.86	19.8	3.3	2.68	6.00	0
CANOPY 26	Illuminance	Fc	9.75	26.3	1.7	5.74	15.47	0
CANOPY 3	Illuminance	Fc	13.11	22.7	4.8	2.73	4.73	0
CANOPY 4	Illuminance	Fc	10.17	20.7	1.6	6.36	12.94	0
CANOPY 5	Illuminance	Fc	10.50	24.6	3.6	2.92	6.83	0
CANOPY 6	Illuminance	Fc	11.30	25.0	3.6	3.14	6.94	0
CANOPY 7	Illuminance	Fc	10.41	22.6	3.7	2.81	6.11	0
CANOPY 8	Illuminance	Fc	11.30	21.9	3.9	2.90	5.62	0
CANOPY 9	Illuminance	Fc	10.97	22.3	3.9	2.81	5.72	0
CANOPY STRUCTURE DRIVE ZONE	Illuminance	Fc	3.27	49.4	0.0	N.A.	N.A.	0
UNCOVERED NORTH PART OF PARKING	Illuminance	Fc	7.63	38.0	1.0	7.63	38.00	0
Center Area	Illuminance	Fc	6.03	49.4	0.6	10.05	82.33	

True Parkings Covered Structures

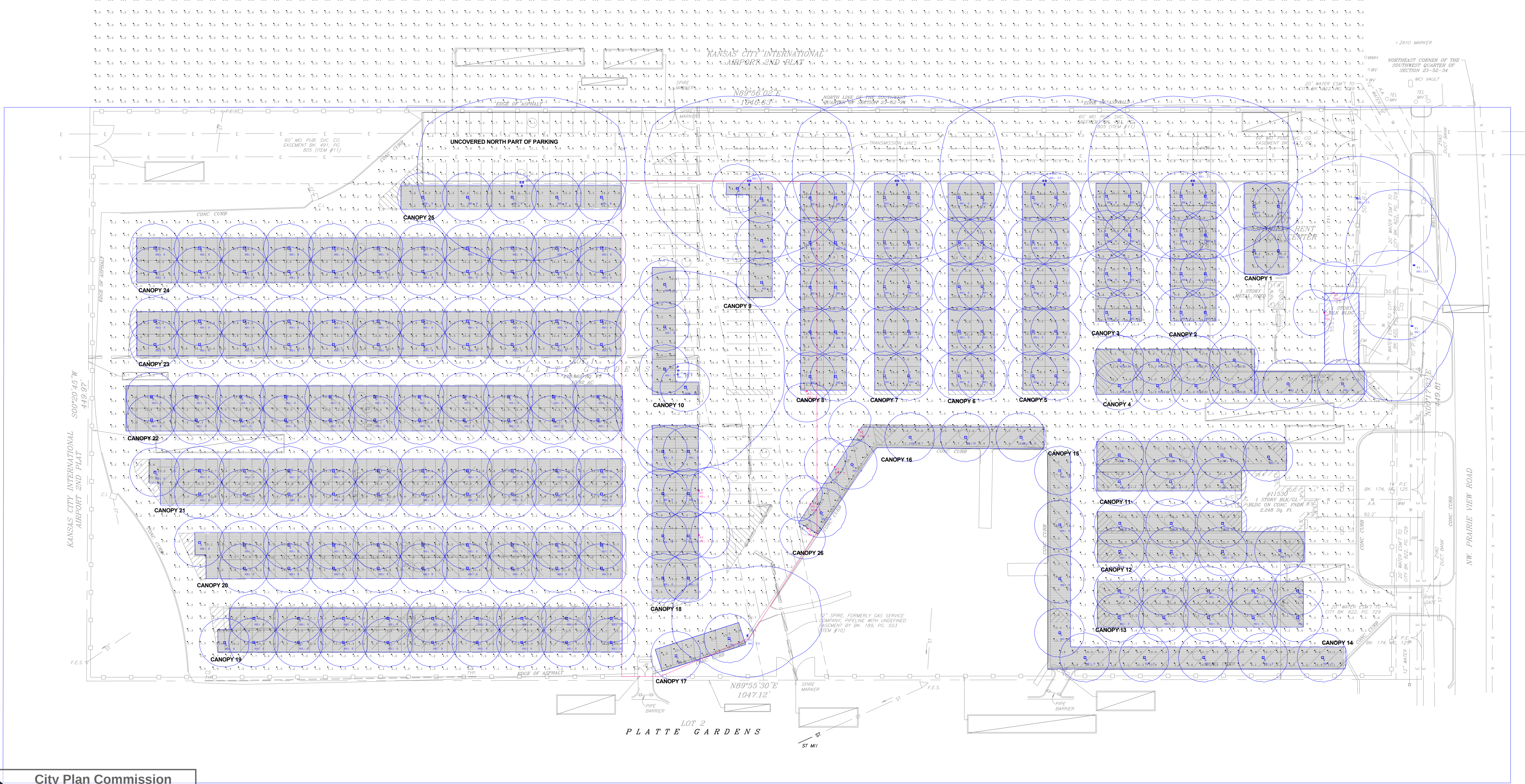
Date:05/06/2026

Drawn By: SB

Revision #: 5F

Page 1 of 2

BEYON PROPERTY LINE NORTH





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Jane Gabriel
JANE GABRIEL, FAICP
Secretary of the City Plan Commission

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